Home Maintenance Checklist

A season-by-season list for the jobs that prevent expensive repairs.

MONTHLY

- [ ] Check the heating and cooling filter; replace as needed
- [ ] Test GFCI outlets
- [ ] Run water in unused sinks and flush unused toilets
- [ ] Clean the disposal and range hood filter

SPRING

- [ ] Inspect the roof and flashing from the ground
- [ ] Clean gutters and check downspout extensions
- [ ] Service the air conditioner
- [ ] Check that the ground slopes away from the foundation
- [ ] Test the sump pump
- [ ] Inspect caulk at windows, tubs and showers

SUMMER

- [ ] Check the irrigation system and timer
- [ ] Trim trees and shrubs away from the house
- [ ] Inspect the deck and fence; reseal wood as needed
- [ ] Clean the dryer vent duct to the outside

FALL AND WINTER

- [ ] Service the furnace or heat pump
- [ ] Clean gutters after the leaves fall
- [ ] Shut off and drain outdoor faucets and irrigation
- [ ] Test smoke and carbon monoxide alarms
- [ ] Check weatherstripping; inspect the chimney if used
- [ ] Watch for frozen pipes; check the attic for leaks
- [ ] Flush the water heater (or per the maker's schedule)

JUST MOVED IN?

- [ ] Change or rekey exterior locks and garage codes
- [ ] Find and label the water shutoff, gas shutoff and electrical panel
- [ ] Note the age of the roof, water heater and heating and cooling system
- [ ] File for any homestead property tax exemption
- [ ] Photograph every room for a home inventory

> Write the date next to each task as you do it. The record helps with warranty claims, insurance claims and selling the house.

SOURCES

Ready.gov: Home Fires (smoke alarms and safety): https://www.ready.gov/home-fires

The full guide: The New Homeowner Binder · examinedlife.us/products/new-homeowner-binder/

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